

Housing Relocation Assistance



OFF BASE • ON BASE



NEBRASKA

TABLE OF CONTENTS

MEMORANDUM FOR ALL INCOMING PERSONNEL	1
GENERAL HOUSING INFORMATION	2
PRIVATIZED HOUSING INFORMATION	3
AVAILABLE RELOCATION ASSISTANCE	4
GOVERNMENT LODGING ACCOMMODATIONS	5
HOTELS/MOTELS	6
TEMPORARY APARTMENT RENTALS	11
KENNELS	14
RENTAL AVERAGES	15
SALES AVERAGES	16
PROPERTY MANAGEMENT COMPANIES	17
CABLE TELEVISION/PHONE COMPANIES	18
METROPOLITAN UTILITIES DISTRICT (MUD)	19
OMAHA PUBLIC POWER DISTRICT (OPPD)	20
BLACK HILLS ENERGY (Natural Gas)	21
SCHOOL DISTRICTS	22
BASE MAP	24
CAPEHART HOUSING MAP	25
COFFMAN HEIGHTS MAP	26
COORDINATES MAP FOR THE METRO AREA	27

This page intentionally left blank.

GENERAL HOUSING INFORMATION

All military personnel, including unaccompanied and single personnel are required to process through the Housing Management Office (HMO) prior to entering into a rental lease agreement. The office will provide you information of any restricted housing areas, if applicable.

The cost of hotels and motels can range from \$350 to \$500 per week. Should you have a pet your options may be limited, as few apartment managers consent to pets. If your assignment occurs during the summer months and you have a pet, we would assess your temporary housing opportunities as critical. If you should be fortunate enough to find a temporary rental unit, which will accept pets, you may expect to pay a non-refundable pet fee in an amount equal to one-fourth of a month's rent. Most families have to board their pets at a kennel or, more ideally, with friends in the local area.

Eligible military personnel (E1-E9/01-06) can submit advance applications for Privatized Housing (PH). Eligible personnel may apply for PH at their current base by visiting the housing office, filling out an "Application for Assignment to Housing," and providing two copies of your orders to accompany the application. In the remarks section of the housing application, please give your permission to release your application to the privatized owner. Example of the statement: "I give the housing office permission to release my application to the property owner." You may also complete an application on line at www.housing.af.mil. If you do not send an advance application, you may also apply as a "walk-in" at the time of your arrival.

PRIVATIZED HOUSING INFORMATION

As part of the Military Housing Privatization Initiative (MHPI), the Air Force conveyed all Offutt AFB housing units to America First Communities (AFC) on 15 September 2005. AFC has revitalized the housing communities and owns, operates, maintains, and will manage them for the next 43 years. Privatization brought much needed improvements to Offutt housing units and communities and improved the quality of life for military families stationed at Offutt.

Although Offutt housing has privatized, the Housing Management Office (HMO) will continue to support your housing needs. Military members are required to visit the HMO before making housing arrangements. The information provided below includes an overview of privatized housing and a brief description of the application process. If you have any questions, please contact the HMO at DSN 271-6242 or Commercial (402) 294-6242.

PRIVATIZED HOUSING OVERVIEW

Since privatization in September 2005, there have been significant improvements to the housing community in many areas. This includes the renovation of 484 homes as well as the construction of 914 new units. There are new community amenities, i.e. walking trails, full and half basketball courts, sand volleyball courts, soccer fields, picnic pavilions, 61 new playgrounds, and a gathering center called “The Pointe at Rising View” (5600 gross square feet facility with a 150 max person capacity) is available to housing residents.

If you choose to live in Privatized Housing (PH), you will receive Basic Allowance for Housing (BAH) according to your rank and dependent status. Your rent will be equal to your BAH and will include utilities. You will be required to sign a one-year lease.

If military married to military, no dependents, the rent will be based on the “with dependent” rate for the senior ranking member (the junior ranking member will still collect BAH and pocket the difference).

Example (2012 BAH rates):

- Without dependent rate BAH for E5 Married to E4 is \$828.00 plus \$738.00 which equals a combined total BAH of \$1,566.00
- Rent for E5, at with dependent rate, is \$1,086.00
- The difference, \$1,566.00 minus \$1,086.00 (rental rate) equals \$480.00 (junior ranking member pockets)

AVAILABLE RELOCATION ASSISTANCE

The Housing Management Office's objective is to provide eligible personnel with personalized service to assist in locating suitable housing within the commuting distance of Offutt AFB. We offer the following services Monday through Thursday, 0700 to 1645 and every Friday, 0730 to 1615.

Referral to Privatized Housing:

All referrals to Privatized Housing must be made through the Housing Management Office (HMO). All eligible military members assigned to the local area are required to process through the HMO upon arrival and prior to signing a lease for Privatized Housing.

Computerized Sales Property Listings

The referral program offers a computerized listing of sale properties that are available in the communities surrounding Offutt AFB. This information is tailored to meet your individual needs, and information may be retrieved by price range, number of bedrooms, and location. This listing includes single dwelling homes.

Tenant/Landlord Briefings

The HMO also provides Tenant/landlord briefings consisting of local residential laws, military clauses for lease agreements, etc., on a one-to-one basis (no appointment necessary).

Reminder:

Tenants residing in local community housing and Privatized Housing are required to provide a 30-day written notice, usually from the 1st of the month, of their intent to vacate.

The following services are provided:

- Referral to Privatized Housing
- Tenant/Landlord briefings
- General Housing Information
- Rental/Sales Listings
- Direct access to rental properties and for sale by owners @ www.AHRN.com
- Advance Applications to Other Installation

55th CES/CEAC
Housing Management Office
3116 Lockbourne Drive, Ste 100
Bellevue NE 68123

Commercial Phone: (402) 294-6242 - **DSN:** 271-6242
FAX DSN: 271-9763 - **FAX Commercial:** (402) 294-9763

**Government Lodging Accommodations
Report to Offutt Inn Guest Reception
Building 432, 906 SAC Blvd,
Offutt AFB
DSN: 271-3671
Commercial: (402) 291-9000 or 294-3671**

On base temporary lodging is operated by the 55th Force Support Squadron (55 FSS). There are Temporary Lodging Facilities (TLFs) available for incoming military personnel. Past history has shown during the months of March through October, there are a large number of families waiting for TLF.

Reservations should be made as far in advance as possible. Reservations made 90-120 days in advance should be, in most cases, sufficient. You can make reservations prior to receiving PCS orders. Reservations must be re-confirmed three days prior to your arrival and will be canceled at 1800 on the date requested unless late arrival approval is granted in advance. Late arrival may be guaranteed with a VISA, MasterCard, or Government Travel card (on file) and will only be charged for the first night's stay.

Temporary Lodging Facility

Beale Circle TLF Units

2 Bedroom 2 ½ Baths 2 car garage
All units have full kitchens
Max. 6 per room
No Pets/No Smoking

**(*10 pet friendly rooms available for PCS families based on availability - \$10.00 pet fee per night.
Must have pet immunization record available upon check-in)**

Visiting Officer and Enlisted Rooms

O'Malley Inn

Building 436
79 Rooms
No pets/No smoking

Offutt Inn

Building 479
39 Rooms
No pets/No smoking

Malmstrom Inn

Building 432
27 Rooms
No pets/No smoking

Quarters 13

8 DV Suites No Pets/No Smoking
2 GO Suites

All customers must report to Offutt Inn Guest Reception located on the first floor of the Malmstrom Bldg (Bldg 432) across from the USSTRATCOM HQ, on the installation.

Pets are not allowed on the premises of lodging facilities except where permitted.

HOTELS/MOTELS

It is strongly recommended that you view the accommodations before placing a deposit. Once you pay for your room, you are obligated. Feel free to inquire about special discounts (Gov't Rates/Active Duty) prior to making reservations. The following lists are not all inclusive and are subject to changes.

BELLEVUE **(NEAR OFFUTT)**

MAP COORD-*	NAME/ ADDRESS	KITCHENETTE FACILITIES	PETS ALLOWED	PHONE #
260	Roadway Inn 1110 Fort Crook Rd S Bellevue NE 68005 http://www.roadwayinn.com	Yes (select rooms) Military discount (nightly/monthly rate only)	Yes/Fee (sz limit)	(402) 291-0804
260	Imperial Motel 1209 N Fort Crook Rd Bellevue, NE 68005	Kitchenette (select rooms) Daily/Weekly Rate	No	(402) 733-4889
260	Royal Inn 105 S Fort Crook Rd Bellevue NE 68005	Refrigerator Microwave Daily/Weekly Rate Military discount	Yes	(402) 291-4990
260	Super 7 Inn 303 S Fort Crook Rd Bellevue NE 68005	Refrigerator (select rooms) Microwave Daily/Weekly Rate	No	(402) 291-1518
260	White House Inn (Best Western) 305 Fort Crook Rd N Bellevue NE 68005 http://book.bestwestern.com	Refrigerator Microwave Continental Breakfast	Yes/Fee	(402) 293-1600

* See Metro Area Map, page 27

HOTELS/MOTELS NEAR OFFUTT

BELLEVUE (WEST AREA)

<u>MAP</u> <u>COORD*</u>	<u>NAME/</u> <u>ADDRESS</u>	<u>KITCHENETTE</u> <u>FACILITIES</u>	<u>PETS</u> <u>ALLOWED</u>	<u>PHONE #</u>
261	Holiday Inn Express 10804 S 15 th St Bellevue NE 68123	Mini Refrigerator Microwave Complimentary Deluxe Breakfast Free Wireless Internet Indoor Heated Pool/Fitness Facility	No	(402) 502-4500
261	Microtel-Inns- Suites 3008 Samson Way Bellevue NE 68123 www.microtelin.com	Mini Refrigerator Microwave Continental Breakfast Free Wireless Internet	Yes/Fee	(402) 292-0191 (888-771-7171)
261	Settle Inn & Suites 2105 Pratt Ave Bellevue, NE 68123 www.settleinn.com	Refrigerator Microwave Continental Breakfast	Yes/Sz Limit	(402) 292-1155 (800)-218-9602

PAPILLION

263	Liberty Lodge 1409 Gold Coast Rd Papillion NE 68046	Full size kitchen Daily/Weekly Monthly and Military Rates	Yes/Fee Dogs only	(402) 339-0555
-----	--	---	----------------------	----------------

* See Metro Area Map, page 27

HOTELS/MOTELS IN OMAHA

<u>MAP COORD*</u>	<u>NAME/ ADDRESS</u>	<u>KITCHENETTE FACILITIES</u>	<u>PETS ALLOWED</u>	<u>PHONE #</u>
240	Deco Luxur Hotel 1504 Harney St Omaha NE 68102 www.hoteldecoomaha.com	Refrigerator Military Rates Free Wireless Internet Free Indoor Valet Parking	Yes/Sz Limit Dogs only/\$50 deposit	(402) 991-4981
241	Baymont Inns & Suites 3301 S 72 nd ST Omaha, NE 68124 www.baymontinns.com	Micro/Fridge Continental Breakfast Free Wireless Internet	Yes	(402) 391-8129 (800) 272-6232
241	Comfort Inn and Suites 7007 Grover St Omaha NE 68106 www.comfortinn.com	Micro/Fridge Continental Breakfast Free Wireless Internet	Yes/Fee Sz Limit	(402) 934-4900 (877) 424-6423
241	Ramada Plaza Hotel and Convention 3321 S 72 St Omaha NE 68124 www.ramadaplazaomaha.com	Micro/Fridge (in suites only) CoCo Key Water Resort Room & Water Resort combined rate available	No	(402) 393-3950 (877) 863-4780
241	Hawthorne Suites by Wyndham Omaha 7010 Hascall St Omaha NE 68106 www.homewoodsuites.com	Complete Kitchen Living Rm, Sep Bdrm Complimentary Breakfast Free Wireless Internet	Yes/Fee	(402) 397-7500 (800) 225-5463
241	Residence Inn By Marriott 6990 Dodge St Omaha NE 68132 www.marriott.com	Full Kitchen Living Rm, Sep Bdrm Hotel has smoke free policy Complimentary Buffett Breakfast	Yes/\$100 Fee	(402) 397-7500 (877) 440-7829
241	Super 8 Motel 7111 Spring St I-80 & 72 nd St Exit 449 Omaha NE 68106 www.super8.com	No Free Continental Breakfast Free Wireless Internet	Yes	(402) 390-0700 (800) 454-3213

* See Metro Area Map, page 27

HOTELS/MOTELS IN OMAHA (cont.)

<u>MAP</u> <u>COORD*</u>	<u>NAME/</u> <u>ADDRESS</u>	<u>KITCHENETTE</u> <u>FACILITIES</u>	<u>PETS</u> <u>ALLOWED</u>	<u>PHONE #</u>
242	Doubletree Guest Suites 7270 Cedar Omaha NE 68124 www.doubletree.com	Micro/Fridge/Wet bar Living Rm, Sep Bdrm Indoor Pool/Whirlpool Spa Free Wireless Internet	Yes/Fee/Sz Limit	(402) 397-5141 (800) 222-8733
242	Howard Johnson Inn Omaha 3650 S 72nd St I-80 Exit 449 Omaha NE 68124 www.hojo.com	Micro/Fridge (In select rooms) Free Continental Breakfast Free Wireless Internet Weekly Rates/Special Rates for Offutt Personnel	No	(402) 397-3700 (800) 446-4656
242	Omaha Marriott Hotel 10220 Regency Circle Omaha NE 68114 www.omahamarriott.com	Microwave Smoke Free Policy Free Wireless Internet	No	(402) 399-9000 (800) 236-2427

HOTELS/MOTELS IN OMAHA (MILLARD AREA)

266	Red Carpet Inn 9305 S 145 th ST (I-80 & Hwy 50) Omaha, NE 68138	Refrigerator Microwave Continental Breakfast Lounge	Yes/Fee	(402) 895-2555
266	Comfort Inn West 9595 S 145 th ST Omaha, NE 68138 www.comfortinn.com	Micro/Fridge (In select rooms) Free Deluxe Continental Breakfast Free Wireless Internet	Yes/Fee	(402) 896-6300 (800) 424-6423
266	Country Side Suites 9477 S 142 nd ST Omaha, NE 68138 www.countrysidesuites.com	Refrigerator Microwave Complementary Breakfast Free Wireless Internet	Yes/Fee	(402) 884-2644
266	Quality Inn and Suites 9505 S 142 nd ST Omaha, NE 68138 www.qualityinn.com	Micro/Fridge (In select rooms) Deluxe Continental Breakfast Indoor Pool and Lounge Daily Fee	Yes/Fee	(402) 896-9500 (800) 424-6423

* See Metro Area Map, page 27

HOTELS/MOTELS IN IOWA

<u>MAP</u> <u>COORD</u> *	<u>NAME/</u> <u>ADDRESS</u>	<u>KITCHENETTE</u> <u>FACILITIES</u>	<u>PETS</u> <u>ALLOWED</u>	<u>PHONE NUMBER</u>
285	Quality Inn & Suites 3537 W Broadway Council Bluffs IA 51501 www.qualityinn.com	Microwave (suites) Refrigerator Free Breakfast Free Weekday Newspaper Free Wireless Internet Indoor Pool	Yes	(712) 328-3171 (877) 424-6423
285	Western Inn Motor Lodge 1842 Madison Avenue (I-80 Madison Exit 5) Council Bluffs IA 51501 www.westerninncb.com	No Hot Continental Breakfast Free Wireless Internet Heated Pool 24 hr Juice & Coffee Bar	No	(712) 322-4499 (800) 322-1842

* See Metro Area Map, page 27

TEMPORARY APARTMENT RENTALS

The following lists are not all-inclusive and are subject to change.

MAP COORD-*	NAME/ ADDRESS	<u>AVAILABLE BELLEVUE</u>	<u>TELEPHONE #</u>
260	Bellevue Gardens Apts. 2911 Washington Bellevue NE 68005	6 Month Lease 1 & 2 Bdrm, Unfurn No pets	(402) 291-7611 (866) 808-9128
260	Britain Towne Apartments 2105 Childs Rd Bellevue NE 68005	6 Mo Lease Studio, 1, 2, 3 Bdrm, Unfurn Cats Only	(402) 734-3100 (866) 431-7025
260	Chateau Apartments 401 Chateau Dr Bellevue NE 68005	3,6,9,12,13 Month Lease Eff, 1, 2, & 3 Bdrm, Unfurn 2 pets (50 lbs or less) Non-refundable Pet Fee \$175 Call for pet deposit/fees (Breed Restriction)	(402) 291-5047 (866) 438-7557
260	Fontenelle Hills Apts 200 Martin Drive West Bellevue NE 68005	Short Term Lease 1, & 2 Bdrm, Unfurn Pets/Yes (Breed Restriction) Fee Dogs & Cats \$150 (Breed Restriction)	(402) 291-6040 (866) 539-7187
260	Gateway Park Apartments 309 Fort Crook Road Bellevue NE 68005	Short Term Lease 1 & 2 Bdrm, Unfurn Cats & Dogs under 60lbs	(402) 614-9861 (866) 450-7754

* See Metro Area Map, page 27

TEMPORARY APARTMENT RENTALS cont.

LAVISTA

<u>MAP</u>	<u>NAME/ COORD*</u>	<u>ADDRESS</u>	<u>AVAILABLE</u>	<u>TELEPHONE #</u>
264		Corp Qtrs/Division of Richdale Group 10040 Regency Cir Omaha NE 68114 (Properties at various Locations)	Month to Month Lease 1, 2, & 3 Bdrm, Furn, Unfurn Utilities, cable, phone, etc. Small pets ok at some properties	(402) 391-7900

OMAHA **(East Central)**

240		Westbrook Tower 2121 Douglas St Omaha NE 68102	6 Month Lease Eff, 1, & 2 Bdrm, Furn, Unfurn Cats, birds & fish only	(402) 346-4852
-----	--	---	--	----------------

OMAHA **(South West)**

244		Candlewood Suites 360 S. 108 th St Omaha, NE 68154	Studio Apts, Furnished Full Kitchens w/dishwasher Pets/Deposit Refrigerator Will Honor Gov't Per-Diem	(402) 758-2848
-----	--	--	---	----------------

OMAHA **(Omaha South)**

251		Crosswinds 929 S 70 Plz Omaha NE 68106	6 Month Lease 1 & 2 Bdrm, Unfurn Cats only	(866) 377-9658
-----	--	---	--	----------------

* See Metro Area Map, page 27

TEMPORARY APARTMENT RENTALS cont.

OMAHA
(Ralston Area)

<u>MAP</u> <u>COORD-*</u>	<u>NAME/</u> <u>ADDRESS</u>	<u>AVAILABLE</u>	<u>PHONE NUMBER</u>
252	Cimarron Hills 9670 Berry Plz Omaha NE 68127	Mo to Mo Lease, Corp-Furn 6 Mo Lease, Unfurn	(402) 339-2709
252	Harrisburg Apts 9424 Holmes Plz Omaha NE 68127	6 Month Lease Eff, 1 & 2 Bdrm, Unfurn Pets (cats only)	(402) 339-3485
252	Warren House 9755 Mockingbird Dr Omaha NE 68127	6 Month Lease, Mo to Mo All Utilities Paid Eff, 1 & 2 Bdrm, Furn, Unfurn Pets Yes (Fee) sz and Breed Restrictions	(402) 331-2707

VARIOUS LOCATIONS

Oakwood Corp Housing 8235 Melrose Dr Lenexa KS 66214 (Various Omaha Locations)	Month to Month 1, 2, & 3 Bdrm, Unfurn Utilities, Cable, Phone Paid Pets (20 lbs and under)	(800) 944-3279
--	---	----------------

* See Metro Area Map, page 27

KENNELS

MAP COORD-*	NAME/ ADDRESS	PHONE NUMBER	PETS ACCEPTED
244	Feline Boutique & Country Club 2518 S 166 th Street Omaha NE 68130 www.felinecountryclub.org	(402) 614-5657 2 Types of Suites	Cats only
252	Ralston Vet Clinic 6880 S 78 th St Ralston, NE 68127	(402) 331-6322	Dogs/Cats
260	Paddington Station 206 Cunningham Rd Bellevue, NE 68005 www.paddingtonstationkennels.com	(402) 292-4547	Dogs/Cats
263	Town & Country Kennels Humane Society 14110 S 84 St Papillion NE 68046	(402) 339-5355	Dogs/Cats
263	Merry Meadow Farm 12104 Capehart Rd Springfield, NE 68059	(402) 339-0340	Dogs/Cats

* See Metro Area Map, page 27

RENTAL AVERAGES

The majority of apartment rentals are one and two bedrooms, although there are some 3-bedroom and 4-bedroom units available. The rental vacancy rate for apartments and single family homes in the area is near 3% to 6% respectively. Rentals in Bellevue (adjacent to the base), and Papillion (approximately 8 miles from the base) can usually be found, but rental prices may vary according to location and amenities, and are subject to change. The average rental price of a unit within commuting distance of Offutt AFB is as follows:

a. <u>Apartments</u>	<u>Unfurnished</u>
1-Bedroom	\$460 – \$800
2-Bedroom	\$450 – \$1,000
3-Bedroom	\$675 – \$1,200
b. <u>Single Family Dwelling</u>	<u>Homes</u>
2-Bedroom	\$700 – \$1,200
3-Bedroom	\$1,000 – \$2,000
4-Bedroom	\$1,200 – \$2,000
5-Bedroom	\$1,700 - \$2,800 + (very limited)

Council Bluffs (Iowa), Plattsmouth, and South Omaha (Nebraska) are located within a 15-20 minute drive from the base. Rentals in these areas range from \$550 to \$1,500 per month, plus utilities. If a pet is allowed, an additional pet (damage) deposit or fee is usually required.

Temporary accommodations in apartment complexes will usually increase the rent.

SALES AVERAGES

The average sales price of a home within a 15-mile radius of Offutt AFB varies according to location, amenities, and individual desires. During 2012, the average price within commuting distance from Offutt AFB sold for the following:

<u>Map Coord*</u>	<u>Area</u>	<u>Average Price</u>
260	Bellevue East	\$123,000 – \$250,000
261	Bellevue West	\$178,000 – \$450,000
263	Papillion	\$178,000 – \$450,000
264	La Vista	\$140,000 – \$286,000
265	Springfield	\$155,000 – 350,000
266	Millard	\$146,000 – \$300,000
267	Gretna	\$150,000 – \$300,000

All above figures are merely sales averages and only include single family dwellings.

* See Metro Area Map, page 27

PROPERTY MANAGEMENT COMPANIES

As of: January 2012

There are many Property Management Companies that manage and list properties for rent in the local area. Most charge no fee to you for using their services. The following is just a partial listing of Property Management Companies found in the Yellow Pages and are within a 10-mile radius of Offutt AFB. Please refer to the **Telephone Directory** if you are interested in other Property Management Companies serving the Omaha Metropolitan Area.

Action Management & Leasing Co 1906 Greyson Dr Papillion, NE 68133 www.actionomaha.com/	339-1969	A-1 Property Management 9920 S 162 nd St Omaha, NE 68046	689-9598
Bellevue Real Estate, Inc 1319 Galvin Rd South Bellevue, NE 68005 www.omaha4homes.com	292-3311	Remax Real Estate Group 14505 California Omaha, NE 68154 www.remax.com	594-2000
Century 21, Century Real Estate 2200 Harvel Dr Bellevue, NE 68005 www.century21century.com	291-4800	Morgan Company 609 W. Mission Ave Bellevue, NE 68005 www.morganrecenter.com	291-1130
CBS Home 3909 Twin Creek Ste 102 Papillion, NE 68048 www.CBSHome.com	292-2100	Midlands Real Estate 11535 S 36 th St Bellevue, NE 68123 www.midlandsrealestate.com	292-5111
Double Eagle Property Management 114 Gregg Place Bellevue, NE 68005 www.doubleeaglelpm.com/nav.html	292-1993		
Management One-1st Choice 1508 J F Kennedy Dr Bellevue, NE 68005 http://managementone.com	827-1490		

CABLE/DISH TELEVISION/PHONE COMPANIES

Cable/Dish Television:

Cox Communications (Cable) **(402) 934-3092 (for all locations listed below)**

Omaha (Two Locations)

340 N 76th St
Omaha NE 68114

717 N 132nd St
Omaha NE 68154

Bellevue

7640 Towne Center Parkway Ste 101
Bellevue NE 68123

Council Bluffs

1729 McPherson Ave
Council Bluffs IA 51503

Century Link (Dish) (800) 244-1111

Telephone Service:

Century Link Communications (800) 244-1111

Cox Communication (402) 934-3092

METROPOLITAN UTILITIES DISTRICT

1723 Harney St., Omaha NE 68102-1960

Phone: (402) 554-6666; Hearing impaired: (402) 504-7024

Website: <http://www.mudomaha.com>

Service: The Metropolitan Utilities District (M.U.D.) provides natural gas to customer-owners in Omaha, Bennington, Fort Calhoun, Yutan, Springfield and parts of Bellevue. It also provides safe drinking water to customer-owners in Omaha, Bellevue, Offutt Air Force Base, Elkhorn, Waterloo, LaVista, Ralston, Carter Lake, and the Papio-Missouri River Natural Resources District (which supplies water to Fort Calhoun). M.U.D. also provides a cost-saving service to municipalities by collecting sewer use and trash pick-up fees.

New Customers: To apply for service, call M.U.D. at 402-554-6666 or 1-800-732-5864 between 7:30 a.m. to 5:15 p.m. New M.U.D. customers will receive an information package and acceptance letter which outlines the terms of service. Homeowners also are asked to supply the names of the realtor and mortgage holder when applying for service. New customers usually receive gas service the day after contacting M.U.D. Service may take a longer period of time for a customer who is building a new home.

Deposits: If you have a letter of credit reference from another utility – showing the last year's good payment history – or are currently a M.U.D. customer with a good payment record, no deposit is required. You can also waive a deposit by having your monthly bill automatically deducted from your bank account. If a deposit is required, it is generally \$50 to \$200 depending on the number of services provided. After 12 consecutive months of timely payments, the deposit is credited to your account with interest.

Bill Paying Locations: Most customers mail their monthly payment and stub in the return envelope provided. Monthly bills also may be paid in person at M.U.D.'s downtown office, OPPD, or most banks, or savings and loan associations, or Hy-Vee grocery stores.

Customer Conveniences:

1. **Budget Plan:** Customers may join M.U.D.'s Budget Plan and pay the same amount every month regardless of seasonal changes. Your budget amount is based on your annual charges divided across a 12-month period. Your monthly payment amount will be reviewed during the budget year to verify projected natural gas and/or water use. If necessary, an adjustment to the monthly payment amount may be made. At the end of the 12-month cycle, a credit or debit balance is automatically factored into the next cycle. When your account balance is a credit figure, we pay interest to your account. Call 554-6666 to apply.
2. **Bank Draft Payment:** With the Bank Draft Payment Plan, there is no need to worry because your gas and water bill will be paid automatically every month – just like direct deposits and other automatic payments from banks.
Forget about stamps, writing checks and late payment fees. You will receive a copy of your bill every month about two weeks prior to the withdrawal. To sign up, call 554-6666.
3. **Emergency Service:** To report a gas leak or water leak emergency, call the M.U.D. Emergency Service number, 554-7777.

OMAHA PUBLIC POWER DISTRICT (OPPD)

444 S 16th St Mall
Omaha NE 68102-2247
OMAHA OFFICE: (402) 536-4131 - 877-536-4131
www.oppd.com

SERVICE: Applications for electrical service may be taken over the phone by calling (402) 536-4131. Applications may also be taken in person at any of OPPD's customer service offices. Applications can also be processed on the web at www.oppd.com. Applications must be made at least three working days before service is to begin. The connection charge is \$23.50; this charge is added to your first statement.

SECURITY DEPOSIT: If adequate credit information is not provided at the time of application, a security deposit based on twice the highest bill at the particular address is required. In lieu of a security deposit, OPPD may accept other utility credit reference reports.

BILL PAYING: You may pay your electric service bills by mailing a check to OPPD. You may also pay in person at most banks in OPPD's service area and at any of OPPD's customer service offices.

CUSTOMER SERVICE OFFICES - OMAHA AND BELLEVUE

Downtown Office

OPPD Energy Plaza
444 South 16th Street Mall
8:00 a.m. to 5:00 p.m. weekdays

South Omaha Office

3319 L Street
9:00 a.m. to 6:00 p.m. weekdays
9:00 a.m. to 12:00 p.m. Saturdays

West Omaha Office

714 N. 114th Street
9:00 a.m. to 8:00 p.m. weekdays
9:00 a.m. to 1:00 p.m. Saturdays

North Omaha Office

2950 Ames Avenue
8:00 a.m. to 5:00 p.m. weekdays
9:00 a.m. to 12 p.m. Saturdays

CUSTOMER CONVENIENCES

Level Payment Plan: This plan evens out the seasonal differences in monthly electric service bills by allowing you to pay the same amount each month. Interest is earned each month the level payment results in a credit balance.

Automatic Bill Payment Plan: This plan is offered by OPPD in cooperation with most banks, savings and loans, and credit unions in OPPD's service area. Your electric service bill is automatically deducted from your account on your due date.

Black Hills Energy Corporation

P.O. Box 468020

Papillion, NE 68046-0820

Telephone: 1-888-890-5554

<http://www.blackhillscorp.com/>

Black Hills Energy Corporation provides natural gas service to the communities in and around the Omaha metropolitan area. Towns served by Black Hills Energy in the vicinity of Offutt AFB are: Bellevue, Elkhorn, Gretna, LaPlatte, LaVista, Louisville, Millard, Murray, Papillion, Plattsmouth, Ralston, Valley, and Waterloo.

New customers need to make application for service 2 to 3 days prior to new service date. This application can be taken over the telephone. Security deposits may be required unless a previous positive payment history statement is obtained from your previous utility supplier. Customers moving into the communities listed above can call 1-888-890-5554, 24 hours every day, for application information.

STREAMLINE: This is a practical, easy and convenient way to pay the same amount each month, without late charges. Based on previous usage and degree-days, the bill is divided into 12 equal payments. The best time to sign up for this plan is during July.

CHECKLINE: This plan is convenient for the customer, saving time and money. The customer can authorize this automatic plan through their bank or credit union. The customer will receive his/her regular monthly billing indicating the date and amount to be deducted.

SERVICE: Black Hills Energy Corporation provides repair service for major appliances in the home. Service Guard protection plan can be purchased and added to the monthly gas bill for as little as \$12.25 per month. The plan covers major appliances, including parts and labor. Black Hills Energy Corporation will also provide appliance repair service on a time and material basis. For more information, call the service center at 1-888-890-5554.

EMERGENCY SERVICE: Call 1-888-890-5554 24 hours a day/7 days a week.

SCHOOL DISTRICTS

Bellevue Public Schools

1600 HWY 370
Bellevue NE 68005
Phone: 1-800-776-5204/293-4000
www.bellevuepublicschools.org

Gretna Public Schools

11717 S 216th St
Gretna, NE 68028
Phone: (402) 332-3265
Fax: (402) 332-5833
www.gretnadragons.org

Millard Public Schools

5606 S 147 St
Omaha NE 68137
Phone: (402) 715-8200
Fax: (402) 715-8448
www.mpsomaha.org

Omaha Public Schools

Teacher Administrative Center
3215 Cuming St
Omaha NE 68131-2024
Phone: (402) 557-2222
www.ops.org

Papillion-LaVista Public Schools

420 S. Washington St
Papillion NE 68046
Phone: (402) 537-9998
www.paplv.esu3.org

Ralston Public Schools

8545 Park Dr
Ralston NE 68127
Phone: (402) 331-4700
Fax: (402) 331-4843
www.ralstonschools.org

Westside Community Schools

909 S 76th St
Omaha NE 68114-4599
Phone: (402) 390-2100
Fax: (402) 390-2136
www.westside66.org

In addition to the public grade schools and high schools listed above, residents of the metro area also have their choice of many parochial and private schools.
For adults, there are several colleges and universities throughout the area from which to choose.

This page intentionally left blank.

BASE MAP

CAPEHART HOUSING MAP

COFFMAN HEIGHTS HOUSING MAP

COORDINATES MAP FOR THE METRO AREA